

In Consideration of

Ten and No/100

Dollars

967

Ernest Johnson and Thressa Johnson, his wife  
Do. He Grant to City of Riverside, State of California, a  
Municipal Corporation.  
all that Property situated in the City of Riverside

a No

known to n

within instr

County of Riverside, State of California, described as follows:  
Beginning at the point of intersection of the center line of  
South Rockton Avenue with the center line of Cardona Drive,  
City of Riverside, California; thence westerly along the center  
line said Cardona Drive a distance of 642.95 feet, said point  
being the northeastern corner of a portion of the NW 1/4 of the  
Section 34, Township 2 south, Range 5 west, San Bernardino  
County Meridian, and the point of beginning; thence continuing  
easterly along the northerly line of said portion of said section  
a distance of 620 feet to the easterly line of Palm Avenue;  
thence southerly along the easterly line of Palm Avenue 45.14 feet;  
thence reversing on a curve concave to the southeast thru an arc  
of 90° 31' with a radius of 15 feet a distance of 23.70 feet;  
thence easterly on a line 30 feet from and parallel to the said  
northerly line of a portion of said section 34 a distance of  
304.86 feet; thence north 30 feet to the northeast corner of said  
portion of said section 34 and the point of beginning.



The above instrument approved  
as to form. 11-21-29  
[Signature] ATTORNEY OF THE  
CITY OF RIVERSIDE, CALIF.

Security Title Insurance  
Guarantee Company  
and  
CALIFORNIA

WITNESS our hand & this 14th day of November, 1929  
Ernest Johnson  
Thressa Johnson

This Blank Is Not For Sale

- 30-34 North San Joaquin Street  
VISALIA  
Locust and Acacia Streets  
207 West Seventh Street  
HANFORD  
JACKSON  
Amador County  
SAN ANDREAS  
Calaveras County  
VENTURA  
831 Main Street  
SONORA  
Tulare County
- 12 West Citrus Street  
REDLANDS  
EL CENTRO  
616 Main Street  
SAN LUIS OBISPO  
975 Osos Street  
SANTA BARBARA  
1014 State Street  
STOCKTON
- 632-34 Seventh Street  
SAN BERNARDINO  
460 Court Street  
RIVERSIDE  
1013 "A" Street  
MODESTO  
552 17th Street  
MERCED  
"D" Street

FORM D-3

Free of  
less With  
TAMM  
VICE

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EXECUTOR'S DEED.

968

THIS INDENTURE, made this 29<sup>th</sup> day of January, 1930,  
by and between WALTER M. WARREN, the duly appointed, qualified and  
acting Executor of the last will and testament of Sylvia E. War-  
ren, deceased, the party of the first part, and the CITY OF RIVER-  
SIDE, a municipal corporation of the County of Riverside, State  
of California, party of the second part, WITNESSETH:

That WHEREAS, pursuant to the powers of sale given to  
said Executor in the said last will and testament of said deceased,  
the said party of the first part did sell, subject to confirm-  
ation by the Superior Court of the State of California, in and for  
the County of San Bernardino, the real property hereinafter des-  
cribed, situate in the said County of San Bernardino, and at such  
sale said party of the second part became the purchaser of said  
real property for the sum of FIFTEEN THOUSAND DOLLARS, cash; and

WHEREAS, said Superior Court, upon return of said sale  
on the 2nd day of January, 1930, and upon and after notice of the  
hearing of said return having been given in the manner and for  
the time required by law, did, on the 25<sup>th</sup> day of January, 1930,  
make an order confirming said sale and directing conveyance to be  
executed to said party of the second part, a certified copy of  
which order of confirmation was recorded on the 20<sup>th</sup> day of January,  
1930, in Book 575, page 222, Official Records of the County  
Recorder's Office of San Bernardino County;

NOW, THEREFORE, Walter M. Warren, as executor of the last  
will and testament of Sylvia E. Warren, deceased, as aforesaid, the  
party of the first part, pursuant to the order last aforesaid of  
said Superior Court, for and in consideration of the sum of Fif-  
teen Thousand Dollars, cash, to him in hand paid by the said party  
of the second part, receipt whereof is hereby acknowledged, has  
granted, bargained, sold and conveyed, and by these presents does

grant, bargain, sell and convey unto the said party of the second part, all the right, title, interest and estate of the said Sylvia E. Warren, deceased, at the time of her death and also all the right, title and interest that her said estate may have acquired by operation of law, or otherwise, other than or in addition to that of said decedent at the time of her death, in and to all that certain real property situate in the County of San Bernardino, State of California, and more particularly described as follows, to wit:

All of Lot 12, Block 54, of the Forty Acre Survey of the Rancho San Bernardino, as per plat recorded in Book 7 of Maps, page 2, official records of said County; and also that portion of Lot 25, in said Block 54, of said Forty Acre Survey of said Rancho San Bernardino, described as follows:

BEGINNING at the southeast corner of said Lot 25; thence north along the east line of said Lot 25, 26 rods, more or less, to the southeast corner of the land deeded to Erasmus C. Biggs, by deed dated June 21, 1865, and recorded in Book "F" of Deeds, page 612, records of said County; thence west along the south line of the land so deeded, 80 rods, more or less, to the west line of said Lot 25; thence south along the west line of said lot 25, 26 rods more or less, to the southwest corner of said lot 25; thence east along the south line of said lot 25, 80 rods, more or less, to the point of beginning.

Together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD all and singular the above mentioned and described premises unto the said party of the second part, its successors and assigns forever.

Subject to all conditions, restrictions and reservations of record, and lease on said property in favor of C.H. Warren, expiring November 1, 1930.

IN WITNESS WHEREOF, the said party of the first part as such executor, has hereunto set his hand the day and year first above written.

Walter M. Warren  
 Executor of the last will and testament of  
 Sylvia E. Warren, deceased.

State of California, )  
County of San Bernardino. ) ss:  
On this 22<sup>nd</sup> day of January, 1930, before me,

Blanche B. Wilson, a Notary Public in and for the County of San Bernardino, State of California, residing therein, duly commissioned and sworn, personally appeared WALTER M. WARREN, personally known to me to be the person whose name is subscribed to the foregoing instrument as executor of the last will and testament of Sylvia E. Warren, deceased, and acknowledged to me that he executed the same as such executor.

WITNESS my hand and official seal the day and year in this certificate first above written.

*Blanche B. Wilson*  
NOTARY PUBLIC in and for the County of San Bernardino, State of California.

RESOLUTION NO. 1659 (NEW SERIES)

RESOLUTION OF THE COUNCIL OF THE CITY OF RIVERSIDE ACCEPTING A DEED.

RESOLVED; by the Council of the City of Riverside, California, that deed dated January 23<sup>rd</sup>, 1930, executed by WALTER M. WARREN, the duly appointed, qualified and acting Executor of the last will and testament of Sylvia E. Warren, deceased, to the CITY OF RIVERSIDE, a municipal corporation, of the County of Riverside, State of California, for the following described premises situated in the County of San Bernardino, State of California, and more particularly described as follows, to-wit:

All of Lot 12, Block 54, of the Forty Acre Survey of the Rancho San Bernardino, as per plat recorded in Book 7 of Maps, page 2, official records of said County; and also that portion of Lot 25, in said Block 54, of said Forty Acre Survey of said Rancho San Bernardino, described as follows:

BEGINNING at the southeast corner of said Lot 25; thence north along the east line of said Lot 25, 26 rods, more or less, to the southeast corner of the land deeded to Erasmus C. Biggs, by deed dated June 21, 1865, and recorded in Book "F" of Deeds, page 612, records of said County; thence west along the south line of the land so deeded, 80 rods, more or less, to the west line of said Lot 25; thence south along the west line of said lot 25, 26 rods more or less, to the southwest corner of said lot 25; thence east along the south line of said lot 25, 80 rods, more or less, to the point of beginning,

be, and the same is hereby, accepted; and

BE IT FURTHER RESOLVED; that a copy of this resolution be attached to said deed and that the same be recorded in the office of the County Recorder of San Bernardino County, California, and thereafter filed in the office of the City Engineer of said City of Riverside.

I, G. Albert Mills, the duly elected, qualified and acting Clerk of the City of Riverside, California, hereby certify that the foregoing resolution was duly and regularly introduced and adopted by the Council of said City at its meeting held on the 21st day of January, 1930, by the following vote:

Ayes: Councilmen Redman, Backstrand, Taylor, Pearse, Wells and Lohrli.

Noes: None.

Absent: Councilman Lindsley.

  
Clerk of the City of Riverside

I hereby approve the foregoing resolution this 21st day of January, 1930.

  
Mayor of the City of Riverside

10415-1-215-

15

Security title  
Insurance and title  
Co. Riverside  
Calif.

Proceeded at Request of  
SECURITY TITLE INS. & GUARANTEE CO.

JAN 31 1930

At - O A.M.

In Book.....589... } Official  
Page .....49..... } Records

San Bernardino County  
Calif

Clarence G. Edwards

County Recorder  
Deputy

Fee \$.....

I certify that I have correctly  
transcribed this document in  
above mentioned book.  
W. A. Edwards  
Copyist

G. Rowley

ms 302/15

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01/30

# Security Title Insurance and Guarantee Company

A. L. SLOAN, CHAIRMAN OF THE BOARD  
 GLENN A. SCHAEFER, PRESIDENT AND GENERAL MANAGER  
 JAS. R. FORD, VICE-PRESIDENT  
 M. E. DIMOCK, VICE-PRESIDENT  
 T. W. HAYMOND, VICE-PRESIDENT, SECRETARY AND GENERAL COUNSEL  
 RUSSELL S. PADGET, VICE-PRESIDENT AND TREASURER  
 WM. S. PORTER, VICE-PRESIDENT AND SUPERINTENDENT OF OPERATIONS  
 CLYDE C. WHITNEY, VICE-PRESIDENT AND MANAGER  
 R. E. CHALMERS, ASSISTANT SECRETARY  
 J. E. MCCLURE, ASSISTANT SECRETARY  
 W. C. TYLER, TITLE OFFICER  
 CLARA COLGAN NICHOLS, ASSISTANT TREASURER  
 GEORGE W. HELLYER, CONSULTING COUNSEL



OFFICES

LOS ANGELES	SANTA ANA
RIVERSIDE	FRESNO
SAN BERNARDINO	MADERA
EL CENTRO	MERCED
SANTA BARBARA	MODESTO
SAN LUIS OBISPO	STOCKTON
VENTURA	JACKSON
VISALIA	SAN ANDREAS
HANFORD	SONORA
BAKERSFIELD	SACRAMENTO

Amount \$ 15,000.00

Policy No. 2507

Order No. 102151  
75/

## The Company by this Policy of Title Insurance

In consideration of the payment of its premiums and charges for examination of title  
DOES HEREBY INSURE

CITY OF RIVERSIDE

in all the sum of Fifteen Thousand (\$15,000.00) against loss or damage not exceeding ----- DOLLARS,  
 which the said Insured shall sustain by reason of any incorrect statement in this Policy concerning the  
 title to the real property hereinafter described, or concerning the lien or priority of any encumbrance  
 thereon, or by reason of any defect in, or lien or encumbrance on the title of the person or persons in  
 whom title is herein vested, and, as to one insured as mortgagee, beneficiary or trustee under a deed of  
 trust, or other lien holder or encumbrancer, by reason of any defect in, or invalidity of such mortgage,  
 trust deed or other lien or encumbrance, or by reason of any defect in, or lien or encumbrance on the title  
 of the party or parties executing or creating the same; excepting only the defects, liens, encumbrances  
 and other matters hereinafter mentioned in the statement of title or in the conditions and stipulations  
 of this Policy, which said statement of title and conditions and stipulations are hereby made a part of this  
 Policy.

The TITLE of said real property hereinafter described IS VESTED IN

as follows:

CITY OF RIVERSIDE  
 a municipal corporation  
 located in the County of Riverside, State of California  
 bounded by the East line of the Riverside Water Works  
 bounded by the East line of the Riverside Water Works  
 bounded by the East line of the Riverside Water Works  
 bounded by the East line of the Riverside Water Works

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Subject only to the following:

**EXCEPTIONS AND ENCUMBRANCES**

1. Instruments, trusts, liens, easements and encumbrances not now or heretofore shown by any public record of the County of San Bernardino or of the Federal Offices located at Los Angeles, California.
2. Rights or claims of parties in possession, or based upon overlapping improvements, or upon adverse possession of all or any portion of said property, which rights or claims are not shown by said public records.
3. Proceedings for municipal improvements prior to becoming a record lien, rights or privileges affecting or limiting the use of the surface of, or the soil beneath any public road, street or alley, lying within or bordering upon said land.
4. Reservations in United States and State patents, mining claims, water rights, ownership of subterranean waters, governmental restrictions or control of the use and occupancy of said land or any building thereon.

5. Right of way for pole line over property hereinafter described as granted to the Southern California Edison Company by Deed recorded in Book 493 of Deeds, page 366, records of said County, to which record reference is hereby made for further particulars.

DESCRIPTION

All of Lot 12 in Block 54, of the 40 acre Survey of the RANCHO SAN BERNARDINO, in the County of San Bernardino, State of California, as per plat recorded in Book 7 of Maps, page 2, records of said County.

ALSO that portion of Lot 25 in said Block, described as follows:

BEGINNING at the Southeast corner of said Lot 25; thence North along the East line of said Lot, 26 rods more or less to the Southeast corner of land deeded to Erasmus C. Biggs by deed dated June 21, 1865, recorded in Book "F" of Deeds, page 612; thence West along the South line of land so deeded 80 rods more or less to the West line of said Lot 25;



thence South along the West line of said Lot,  
26 rods more or less to the Southwest corner  
of said Lot 25; thence East along the South  
line of said Lot 25, 80 rods, more or less to  
the point of beginning.

## CONDITIONS AND STIPULATIONS OF THIS POLICY

**I. CONSTRUCTION OF TERMS:** The term "the insured" wherever used in this Policy, includes all described on its first page as those whom it insures, their successors in interest, and all persons (holding an insurable interest) to whom this Policy may be transferred, or to whom loss hereunder may be made payable, including all persons claiming an estate or interest under the Insured by will or descent, also the wife as to her community interest, if the Insured is a married man, and if the Insured is a corporation, all persons claiming said estate or interest under it by operation of law. The term "statement of title" includes the vesting, a list of numbered "Exceptions and Encumbrances," a description of the real property covered, and notes and comments, if any. The term "Company" wherever used in this policy means the Security Title Insurance and Guarantee Company.

**II. LIABILITY OF THE COMPANY:** Except as otherwise shown by the statement of title contained herein, and subject to the terms hereof, the Company hereby insures a marketable title to the estate or interest of the Insured, who may be an owner or part owner of the real property herein described, or holder of an estate or interest in a mortgage, or deed of trust, or other lien or indebtedness shown as an encumbrance upon the fee simple title. As to one insured as owner or part owner, said list of numbered "Exceptions and Encumbrances" is a statement of all defects and objections to said fee simple title, and the liens, charges and encumbrances thereon, and other matters against which the Company does not insure, and as to one insured as mortgagee, or beneficiary or trustee under a deed of trust, or other lien holder or encumbrancer, it is also a statement, binding upon the Company, as to the validity and order of priority of such mortgage, deed of trust, lien or encumbrance. The Company may and will, at its own cost and expense, defend the Insured in all actions or proceedings founded on a record claim of title or encumbrance prior in date and time to this policy and hereby insured against. The Company will not be liable to anyone by reason of defects, liens or encumbrances by such person created or suffered, or created subsequent to the date hereof, or resulting in no pecuniary loss to the Insured; nor for any sum in costs, expenses and loss in excess of the amount of this Policy.

**III. TRANSFER OF POLICY:** The benefits of this Policy shall inure to each successor of the present estate or interest of the Insured whether by conveyance, assignment, pledge or hypothecation thereof, and no assignment of this Policy shall be required to secure such rights. A surrender of this Policy to the Company operates as a full cancellation and thereupon a new Policy may be issued at a special rate.

**IV. NOTICE—RIGHT OF ACTION:** In case any action or proceeding is begun as mentioned in Paragraph II, and the Insured shall be made a party thereto, or in case actual knowledge shall come to the Insured of such adverse claim of title or interest, the Insured shall at once notify the Company thereof in writing and secure to it, in the name of the Insured, the right to pay, satisfy, compromise, or, at the option of the Company, resist and defend such adverse claim to final determination. If such notice shall not be given to the Company within thirty days after actual notice to the Insured of the pendency of such action then this Policy shall be void, but only as to the Insured receiving such notice and failing to notify the Company within said time, otherwise in full force. Right of action against the Company shall accrue under this Policy (1) when and if, after receiving such notice, it shall fail within a reasonable time, in the name of the Insured, to institute and faithfully prosecute proper action to remove, or otherwise pay, satisfy, compromise or defend to final determination, such adverse claim of title or interest, and (2) when there has been a final determination by a court of competent jurisdiction adverse to the title as insured.

**V. INSURANCE OF MORE THAN ONE PERSON—LOSS PAYABLE:** In case two or more persons are insured by this Policy the liability of the Company shall be deemed to be as their respective interests shall appear, and loss, if any hereunder, is hereby made payable as follows: First, to the insured mortgagee, beneficiary or trustee under a deed of trust, or other lien holder or encumbrancer, to each in the order of priority as such mortgage, deed of trust or other lien or encumbrance is shown by statement of "Exceptions and Encumbrances" herein; secondly, to one insured as owner or part owner, and if more than one, to them jointly in proportion to their interests; provided, the transferee, assignee, or pledgee of any estate or interest hereby insured shall be substituted for the transferor, assignor, or pledgor thereof, as to order of priority. Upon the payment, cancellation or release of the interests of all collateral holders hereof, including the interests of all persons hereby insured otherwise than as owner or part owner, the full amount of this Policy shall remain in force for the benefit of the owner or owners of the fee simple title if herein insured.

**VI. AS TO PAYMENT:** The Company reserves the option to settle any claim insured against by this Policy, or to pay this Policy in full; and the payment to the full amount of this Policy shall terminate all liability of the Company hereunder. All payments under this Policy shall reduce the amount of the insurance pro tanto. No payment or settlement can be demanded of the Company without producing this Policy for indorsement of the fact of such payment or settlement. If this Policy be lost, indemnity must be furnished to the satisfaction of the Company.

**VII. SUBROGATION:** Whenever the Company shall have settled a claim under this Policy, it shall be entitled to all of the rights and remedies which the Insured would have against any other person or property in respect to such claim had this Policy not been made, and the Insured will transfer or cause to be transferred to the Company such rights, and permit it to use the name of the Insured for the recovery or defense thereof. If the payment does not cover the loss of the Insured, this Company shall be subrogated to such rights, in the proportion which said payment bears to the amount of said loss not covered by said payment. And the Insured warrants that such right of subrogation shall vest in the Company unaffected by any act of the Insured.

IN TESTIMONY WHEREOF, The SECURITY TITLE INSURANCE AND GUARANTEE COMPANY has caused these presents to be signed by its officers duly authorized under its corporate seal at its office in the city of San Bernardino California, this 31st day of January, in the year one thousand nine hundred and ~~thirty~~ thirty, at 9:00 o'clock A.M.

SECURITY TITLE INSURANCE AND GUARANTEE COMPANY,

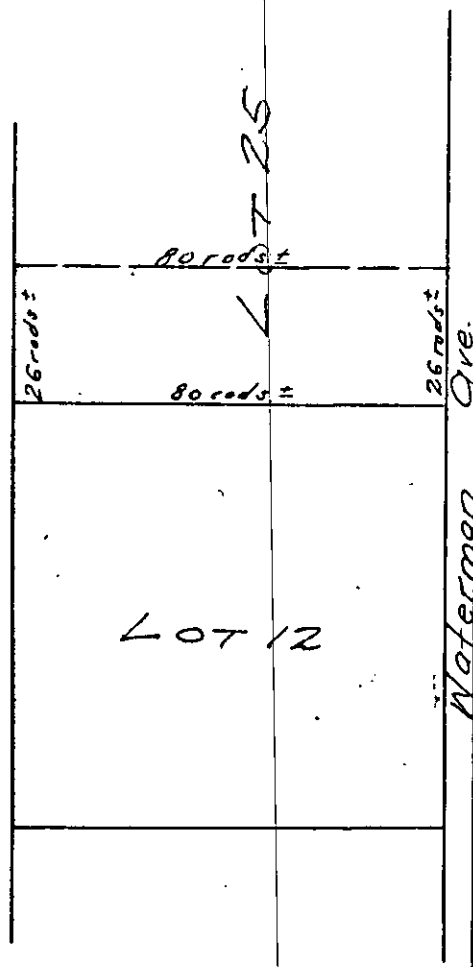
By [Signature]  
Its Assistant Secretary.

By [Signature]  
Its Vice-President.

JP

This Policy Number 2507 consists of 4 pages, which are numbered at the end of each page. 4

Plat  
 Showing Property Under Search  
 As per plat recorded in Book 7  
 page 2 of Maps  
 San Bernardino County  
 Calif



This plat is inserted as a matter of information only, and while the same is compiled from information which we believe to be correct, no liability is assumed by this Company as to the correctness of said information.

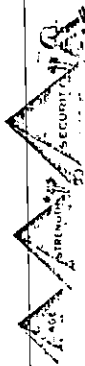
102151

**FROM THE  
OFFICE OF THE  
CLERK OF THE  
SUPERIOR COURT**

Property in name  
of:

City of Riverside

*Shirley S. Smith*



**Security  
Title  
Insurance  
and  
Guarantee  
Company**

480 COURT STREET  
SAN BERNARDINO, CALIF.  
UNDER DIRECT SUPERVISION OF THE  
STATE INSURANCE COMMISSIONER  
CAPITAL AND SURPLUS OVER  
\$2,000,000.00

**Security Title Insurance Company**

ISSUES GUARANTEES OF TITLE,  
POLICIES OF TITLE INSURANCE AND  
ACTS AS ESCROW AGENT.

GUARANTEE FUND  
\$100,000.00  
DEPOSITED WITH STATE  
TREASURER OF CALIFORNIA

**Security Title Insurance and Guarantee Company**

ISSUES  
POLICIES OF TITLE INSURANCE. GUARANTEES OF TITLE AND  
TRANSACTS A GENERAL TITLE BUSINESS IN NINETEEN  
COUNTIES OF CALIFORNIA. THE COMPANY ALSO  
RENDERS A COMPLETE AND COMPREHENSIVE  
ESCROW SERVICE ON PROPERTY ANYWHERE.

ORDERS FOR EITHER SERVICE MAY BE PLACED THROUGH ANY OF ITS OFFICES

Amador County	Security Title Insurance and Guarantee Co. Jackson	San Bernardino County	Security Title Insurance and Guarantee Co. 400 Court St.
Calaveras County	Security Title Insurance and Guarantee Co. San Andreas	San Joaquin County	Security Title Insurance and Guarantee Co. 20 N. San Joaquin St.
Fresno County	Security Title Insurance and Guarantee Co. 1138 Fulton St.	San Luis Obispo County	Security Title Insurance and Guarantee Co. 1119 Chorro St.
Imperial County	Security Title Insurance and Guarantee Co. 678 Main St.	Santa Barbara County	Security Title Insurance and Guarantee Co. 1014 State St.
Kings County	Security Title Insurance and Guarantee Co. 207 West 7th St.	Stanislaus County	Security Title Insurance and Guarantee Co. Title Insurance Bldg.
Los Angeles County	Security Title Insurance and Guarantee Co. 532-534 W. 81st St.	Tulare County	Security Title Insurance and Guarantee Co. Title Insurance Bldg.
Madera County	Security Title Insurance and Guarantee Co. Abstract Bldg.	Tuolumne County	Security Title Insurance and Guarantee Co. Shaver
Merced County	Security Title Insurance and Guarantee Co. 552-77th St.	Ventura County	Security Title Insurance and Guarantee Co. 471 E. Main St.
Orange County	Security Title Insurance and Guarantee Co. 313 N. Broadway		
Riverside County	Security Title Insurance and Guarantee Co. 8th and Orange Sts.		
Sacramento County	Security Title Insurance and Guarantee Co. 913 Eighth St.		
San Bernardino County	Security Title Insurance and Guarantee Co. 400 Court St.		
San Joaquin County	Security Title Insurance and Guarantee Co. 20 N. San Joaquin St.		
San Luis Obispo County	Security Title Insurance and Guarantee Co. 1119 Chorro St.		
Santa Barbara County	Security Title Insurance and Guarantee Co. 1014 State St.		
Stanislaus County	Security Title Insurance and Guarantee Co. Title Insurance Bldg.		
Tulare County	Security Title Insurance and Guarantee Co. Title Insurance Bldg.		
Tuolumne County	Security Title Insurance and Guarantee Co. Shaver		
Ventura County	Security Title Insurance and Guarantee Co. 471 E. Main St.		

**Security Title Insurance and Guarantee Company**